

NOTICE OF FORECLOSURE SALE

June 22, 2023

FILED FOR RECORD

2023 JUL 10 PM 12:02

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY *K. Summ* DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: January 10, 2023

Grantor: Express Hardware Resellers, LLC

Trustee: Liang Gao

Lender: Topline Residential Services, LLC

Recorded in: Document No. 231379 of the Official Public Records of Atascosa County, Texas

Legal Description: Tract 4, BEING a 11.275 acre tract situated in the Trinidad Garcia Survey, Abstract Number 279, Atascosa County, Texas, being a portion of that certain called 93.422 acre tract described in instrument to Topline Residential Services, LLC, recorded under File Number 227146 of the Official Public Records of Atascosa County, Texas (O.P.R.A.C.T.), said 11.275 acre tract being more particularly described by metes and bounds in the attached Exhibit A.

Secures: Promissory Note ("Note") in the original principal amount of \$266,000.00, executed by Express Hardware Resellers, LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Substitute Trustee: Mark Cummings, Dick Vettters or Jason West

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas, 76179

Mortgage Servicer: Texstar Escrow

Mortgage Servicer's Address: 5809 Acacia Circler, El Paso, Texas, 79912

Foreclosure Sale:
Date: Tuesday, August 1, 2023

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 and not later than three hours thereafter.

Place: Atascosa County Courthouse located at 1 Courthouse Circle Dr., Jourdan, Texas 78026, or any other place designated for real property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Atascosa County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Topline Residential Services, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Topline Residential Services, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Topline Residential Services, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Topline Residential Services, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Topline Residential Services, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Topline Residential Services, LLC. The address of Mortgage Servicer is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Topline Residential Services, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

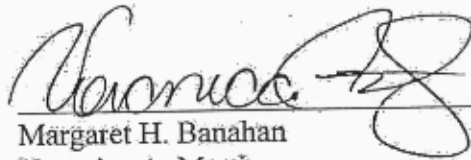
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Topline Residential Services, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

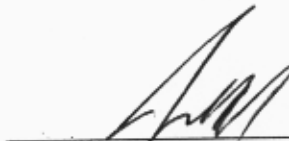
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Margaret H. Banahan
Veronica A. Martinez
R. Alex Weatherford
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Telephone (281) 394-3122
Telecopier (281) 940-2743
Attorney for Lender



Mark Cummings, Dick Vettors or Jason West
c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Exh. b. t A

TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

TRACT 4

11.275 ACRES

IN THE TRINIDAD GARCIA SURVEY, ABSTRACT NUMBER 279 ATASCOSA COUNTY, TEXAS

BEING a 11.275 acre tract situated in the Trinidad Garcia Survey, Abstract Number 279, Atascosa County, Texas, being a portion of that certain called 93.422 acre tract described in instrument to Topline Residential Services, L.L.C., recorded under File Number 227146 of the Official Public Records of Atascosa County, Texas (O.P.R.A.C.T.), said 11.275 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron pipe found in the westerly margin of Farm to Market Road (734 (FM 1784), for the common easterly corner said 93.422 acre tract and the remainder of that certain called 60.91 acre tract now or formerly described as "Tract II" in instrument to John Ray Bond, recorded in Volume 209, Page 221, O.P.R.A.C.T.,

THENCE: South 22°39'16" East, 766.60 feet, with the westerly margin of said FM 1784, the easterly line of said 93.422 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 11.275 acre tract, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N: 13,557,665.938, E: 2,162,066.008, Texas South Central Zone, (4204), grid measurements;

THENCE: South 22°39'16" East, 243.57 feet, with the westerly margin of said FM 1784, the easterly line of said 93.422 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 11.275 acre tract;

THENCE: South 89°35'54" West, 2172.11 feet, severing, over and across said 93.422 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in an easterly line of that certain called 10.00 acre tract described in instrument to Paul Macmanus and Vera Macmanus, recorded under File Number 104950, O.P.R.A.C.T., common to a westerly line of said 93.422 acre tract, for the southwesterly corner of the herein described 11.275 acre tract.

THENCE: North 00°27'55" East, 237.26 feet, with the common line between said 93.422 acre tract and said 10.00 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the northwesterly corner of the herein described 11.275 acre tract;

THENCE: North 89°55'26" East, 2076.33 feet, continuing over and across said 93.422 acre tract, to the POINT OF BEGINNING and containing a computed area of 11.275 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 3, 2022 by Texas Professional Surveying, L.L.C., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 25853_1R4.

Bearings and distances recited herein are based on GPS observations and reference the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas South Central Zone (4204), grid measurements.

September 12, 2022
Date



Thomas A. McIntyre
R.P.L.S. No. 6921

